



TERRAZZA MULTIFAMILY SITE

7.61 Acres
Development Opportunity

5500 Harrison Boulevard
South Ogden, Utah



CUSHMAN &
WAKEFIELD

TERRAZZA AT A GLANCE

THREE REASONS TO INVEST:

1. Vested Development Rights & Flexibility:

- Recorded Development Agreement allows up to 400K SF of residential development / ± 384 units
- Permits up to 22K SF of retail, restaurant, office, and other commercial uses
- Development Agreement provides a path to fully residential development with City approval, which may not be unreasonably withheld

2. Significant Infrastructure Already in Place:

- Approximately \$2.0M has already been invested in major horizontal improvements
- Permanent shoring and retaining improvements are complete, with water and sewer brought to the building pads
- Existing infrastructure materially reduces remaining site-preparation cost, timing, and execution risk

3. Irreplaceable South Ogden Location:

- Prominent 7.61-acre elevated site along Harrison Boulevard with strong visibility and access
- Minutes from Weber State University, McKay-Dee Hospital, Ogden Regional Medical Center, and Hill Air Force Base
- Immediate access to year-round recreation, including ~20 minutes to Snowbasin and nearby trails, reservoirs, and golf

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Terrazza (the "Property" or "Site"), a premier 7.61-acre development opportunity located at 5500 Harrison Boulevard in South Ogden, Utah. Comprising two parcels, the Property occupies a prominent elevated position at the southern gateway to Ogden, providing exceptional visibility and convenient access to U.S. Route 89, Weber State University, McKay-Dee Hospital, and Northern Utah's primary employment and lifestyle destinations.

Terrazza was previously planned for a multiphase apartment community and remains subject to a recorded Development Agreement providing vested development rights. Prior site plans, building plans, and other development materials are available to interested parties and provide a valuable starting point for evaluating the Site. Future ownership may pursue a range of residential or mixed-use development concepts, subject to applicable approvals and permitting.

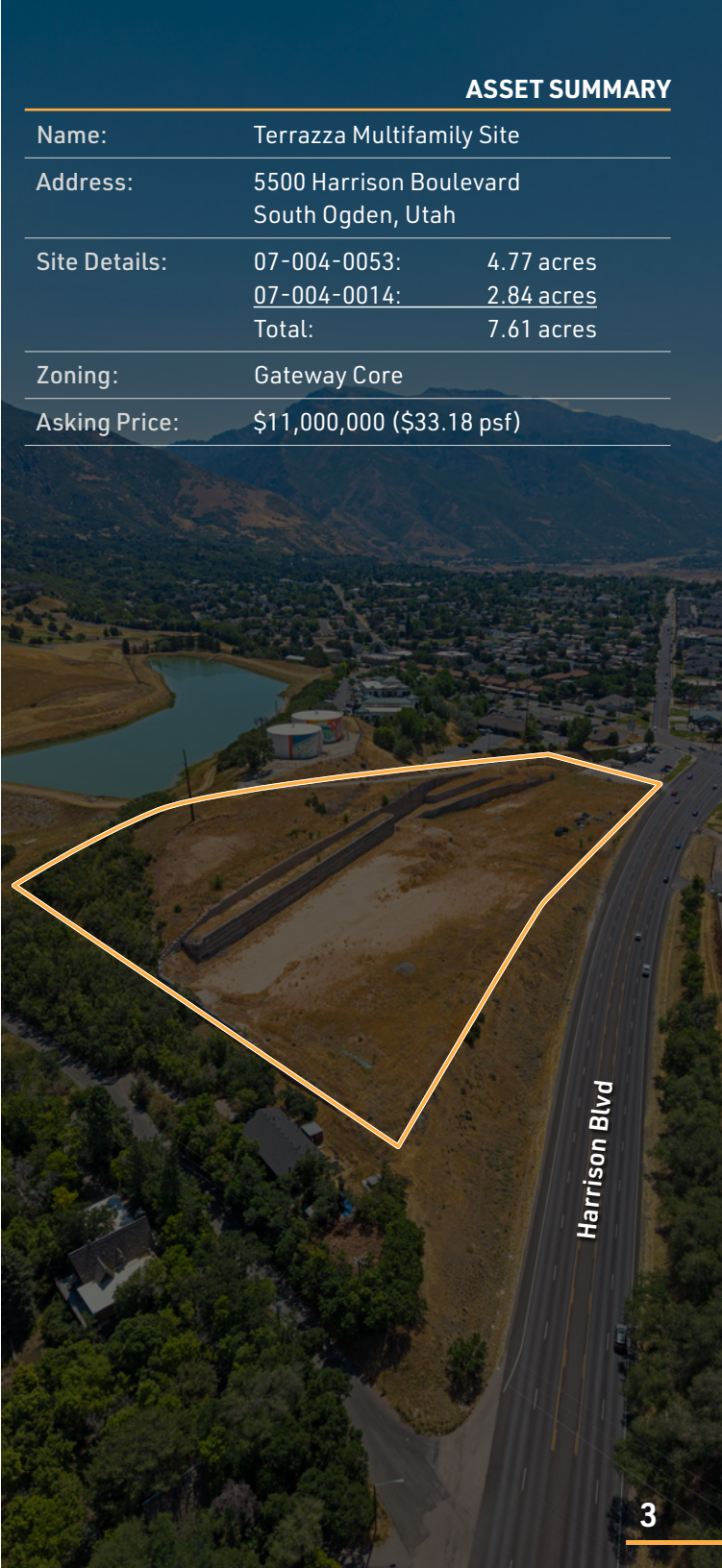
Unlike a typical land offering, Terrazza has already undergone substantial horizontal development. Approximately \$2.0 million has been invested in shoring, retaining improvements, utility infrastructure, and stormwater management, materially reducing the remaining site-preparation requirements.

This offering presents a rare opportunity to acquire a highly visible, substantially improved development site at the entrance to Ogden, with significant infrastructure already in place and the flexibility to pursue a residential program tailored to current market demand.



ASSET SUMMARY

Name:	Terrazza Multifamily Site	
Address:	5500 Harrison Boulevard South Ogden, Utah	
Site Details:	07-004-0053:	4.77 acres
	07-004-0014:	2.84 acres
	Total:	7.61 acres
Zoning:	Gateway Core	
Asking Price:	\$11,000,000 (\$33.18 psf)	



ACCESS & LOCATION

Strategically situated along Harrison Boulevard, Terrazza occupies a prominent elevated site at the southern gateway to Ogden. The Property's raised position provides exceptional visibility, while immediate access to U.S. Route 89 offers convenient connectivity to South Ogden, Downtown Ogden, Davis County, Salt Lake City, and communities throughout the Wasatch Front.

The Property is positioned near Weber State University and McKay-Dee Hospital, two of the area's most significant institutional and employment anchors. Hill Air Force Base and Northern Utah's growing aerospace and defense sector are also within convenient driving distance, providing access to a deep base of stable, high-quality employment.

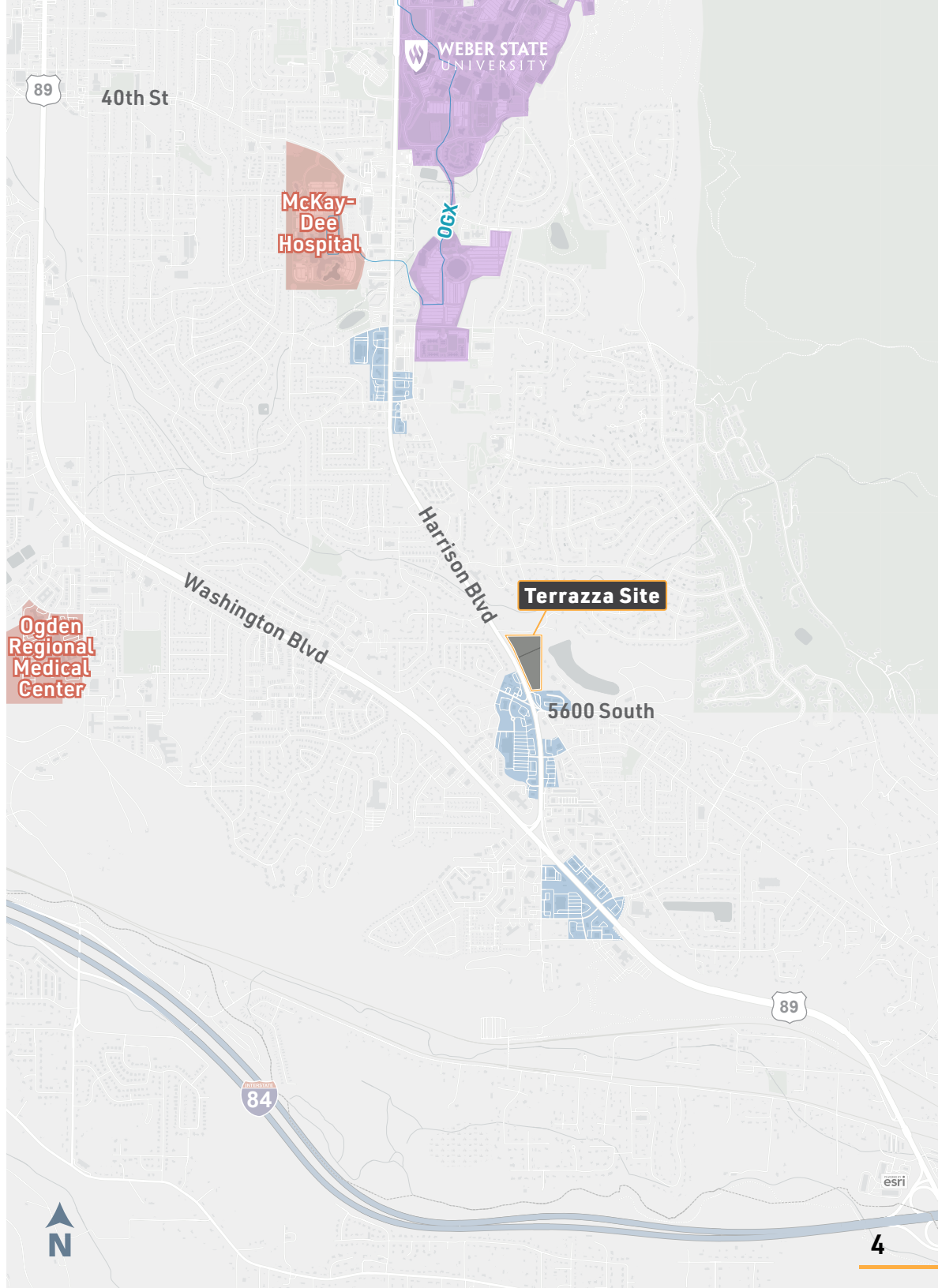
Regional transit connectivity is supported by the nearby Ogden Express bus rapid transit system. OGX connects McKay-Dee Hospital and Weber State University with Harrison Boulevard, Downtown Ogden, and Ogden Central Station, where FrontRunner commuter-rail service provides regional access throughout the Wasatch Front.

Terrazza's combination of visibility, arterial access, regional transit connectivity, and proximity to major employment centers makes the Property well positioned for a variety of residential development concepts.

NEARBY MAJOR RETAILERS



TERRAZZA | Development
MULTIFAMILY SITE | Opportunity



INFRASTRUCTURE HEAD START

APPROXIMATELY \$2 MILLION INVESTED IN SITE INFRASTRUCTURE

Terrazza offers future ownership a substantial head start compared with conventional development-land opportunities. Approximately \$2.0 million has already been invested in major horizontal improvements, materially reducing the upfront cost, construction timeline, and execution risk associated with preparing the elevated site for development.

Permanent shoring and retaining improvements are 100% complete, while temporary shoring—which may remain in place if desired—has also been installed. Water and sewer have been brought directly to the building pads, and electrical conduit has been installed beneath Harrison Boulevard in preparation for the final power-line installation.

COMPLETED IMPROVEMENTS INCLUDE:

- Approximately \$1.3 million invested in the site's water-line extension
- Approximately \$600,000 invested in an underground stormwater retention system
- Permanent shoring and retaining improvements
- Temporary shoring available for continued use
- Water and sewer service brought to the building pads
- Electrical conduit installed beneath Harrison Boulevard

With this difficult and capital-intensive site work already completed, Terrazza is physically positioned to move efficiently into foundation and vertical construction once future ownership secures its development plans and project-specific approvals and permits.



MINUTES TO NORTHERN UTAH'S CORE EMPLOYMENT ANCHORS

Terrazza is positioned near several of Northern Utah's most important education, healthcare, military, and aerospace employment centers. These institutional anchors generate a diverse and stable employment base that supports long-term housing demand throughout the Ogden market.

WEBER STATE UNIVERSITY (WEBER STATE)

Located minutes from the Property, Weber State University is a major educational and employment anchor serving Weber and Davis counties. The university reported record enrollment of approximately 33,293 students in Fall 2025 and offers more than 250 academic programs, creating a substantial base of students, faculty, staff, and related employment.



HILL AIR FORCE BASE (HILL AFB)

Hill Air Force Base is one of Utah's largest employment centers, supporting approximately 22,000 military, civilian, and contractor personnel. As a mission-critical installation for the U.S. Air Force and a catalyst for Northern Utah's aerospace and defense sector, Hill AFB provides a deep base of stable, high-quality employment within convenient driving distance of Terrazza.

MAJOR HEALTHCARE HUB

The Property is positioned near two of Northern Utah's major medical centers. Ogden Regional Medical Center is a 238-bed, Level II Trauma Center with 1,100+ employees and volunteers, while Intermountain Health's McKay-Dee Hospital includes 319 patient beds, 63 medical specialties, and Level II trauma care. Together, the two campuses support significant year-round healthcare employment and demand.



PROJECT VICINITY

Imagery: Google Earth/
Landsat/Copernicus



10 minutes to
Downtown Ogden

Ogden

15

South
Ogden

Terrazza Site

84

Hill
Air Force
Base

10 minutes to
Hill Air Force Base

84

15

Salt Lake
City

35 minutes to
Salt Lake City

80

Great Salt
Lake

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UNPARALLELED ACCESS TO OUTDOOR RECREATION

IMMEDIATELY ACCESSIBLE TO OUTDOOR RECREATION OPPORTUNITIES

Terrazza sits at the base of the Wasatch Mountains, offering exceptional year-round access to Northern Utah’s outdoor recreation network. Snowbasin Resort is approximately 20 minutes away, while Pineview Reservoir and Nordic Valley are roughly 30 minutes from the Site. Directly east, residents can access the Bonneville Shoreline Trail, Beus Canyon, Burch Creek, and an extensive network of hiking and mountain biking routes. The broader Ogden area offers 250+ miles of maintained trails, 170,000 acres of National Forest, 38 parks, and more than 13,000 acres of lakes and reservoirs. Antelope Island State Park and the Great Salt Lake are also within easy reach, offering additional access to scenic open space, wild bison, hiking, and waterfront recreation. Nearby golf at Mount Ogden Golf Course and Ogden Golf & Country Club further expands the area’s recreation offering, creating immediate access to skiing, hiking, biking, golf, fishing, and water recreation throughout the year.



Imagery: Google Earth/
Landsat/Copernicus

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